



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Scalwell Mead, Seaton, Devon**  
**Offers In Excess Of: £269,000 Freehold**



## PROPERTY DESCRIPTION

Sold with no onward chain, an attractive two bedroomed semi- detached bungalow, located in a convenient level position for the town centre and sea front, constructed we believe in the 1960's, with a steel frame, with part cast stone and rendered elevations under an interlocking tiled roof.

The property has the usual attributes of gas fired central heating and double glazed windows, and briefly comprises; entrance porch, kitchen, sitting room, two bedrooms, a bathroom and a conservatory. There are landscaped gardens to the front and rear and ample onsite parking on the entrance drive, in addition to the garage.

The kitchen appliances, and bedroom furniture will be included in the sale of this property, if required, with the potential for adding other furniture and fittings by separate negotiation.

## FEATURES

- No Onward Chain
- Semi Detached Bungalow
- Two Bedrooms
- Enclosed and Private Rear Garden
- Conservatory
- Ample Onsite Parking
- Drive and Garage
- Close to Beach and Sea Front
- Close To Town Centre, Shops and Restaurants
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

Hardwood front door into: -

### Entrance Porch

Glazed to three sides, with obscure glazed windows. Front door with obscure glazed side panel into: -

### Inner Hall

Radiator. Hatch to roof space. Door to airing cupboard with slatted shelves.

Doors off to: -

### Sitting Room

Large picture window to front. Radiator. Fitted gas fire.

### Kitchen

Window to front. The kitchen has been fitted to two sides, with a range of matching wall and base units. On one side of the kitchen, a run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, together with inset four ring electric hob, with cupboards below including built in oven, and space and plumbing for washing machine.

On the other side of the kitchen, is a further short run of work surface, with cupboards above and beneath.

Door to cupboard with shelves. Alcove with space for free standing fridge and wall mounted Worcester gas fired boiler for central heating and hot water.

The washing machine, fridge, small freezer and standard freezer, will all be included in the sale, if required.

### Bedroom One

Internal window and door to conservatory. Radiator.

The free standing wardrobes, chest of drawers and two bedside cabinets, will all be included in the sale, if required.

### Bedroom Two

Internal window and door to conservatory. Radiator.

### Conservatory

Glazed to three sides with double doors providing access to the rear garden.

### Bathroom

Obscure glazed window to side. White suite comprising; close coupled WC with decorative seat, pedestal wash hand basin with chrome taps. Panel bath with chrome taps, handrail, shower attachment over, fitted with a shower curtain. Part tiling to walls.

### Outside

The property is approached over a paved entrance drive, which provides ample on site parking and leads to the single garage.

At the bottom of the drive, a wooden gate provides access to the rear of the property.

The property benefits from a 'Ring' doorbell, and a security light by the front door, which will be included in the sale, if required.

### Garage

Manual up and over door (replaced approx. 10 years ago), with power and light.

### Front Garden

The front garden has been attractively landscaped

The front garden is largely open plan and features a large area of gravel for ease of maintenance, attractively edged by a range of mature trees and plants.

### Rear Garden

The rear garden can be accessed by the conservatory and the side wooden gate. Steps lead up to a large paved patio, with attractive mature plants, and a garden shed.

The rear garden offers a good degree of privacy, and makes a lovely and quiet setting for outside seating and entertaining and alfresco dining.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00 per annum.

### Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

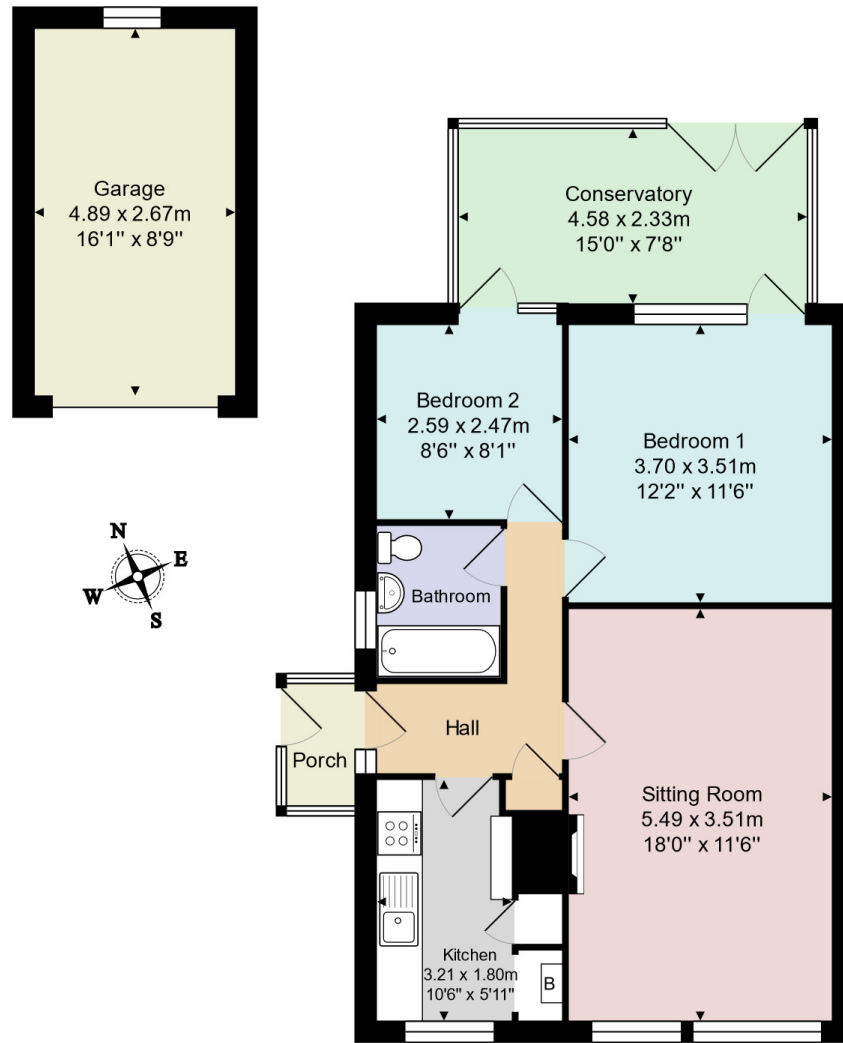
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding garage)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	